Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

39-B
File #16-1093

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew B. Kautz and Kelly Kautz, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Megan C. Potts, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 2091, as shown on the Master Deed for Fairsted Park Condominiums, of record as Instrument No. 20021121-0145225 and amended in Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew B. Kautz, unmarried, by deed from WE M. Aslam Sandvi and wife, Carol Sandvi, dated December 3, 2009, of record as Instrument No. 20091207-0111969, Register's Office for Davidson County, Tennessee. Andrew B. Kautz is now married to Kelly Kautz. Kelly Kautz joins in this conveyance to convey any all marital interests that she has in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2091 Stokes Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 20th day of April, 2016.

Andrew B. Kautz

Kelly Kautz

BILL GARRETT, Davidson County
Trans:T20160034312 DEEDWARR
Recvd: 04/26/16 13:06 2 pgs
Fees:13.00 Taxes:1017.50
20160426-0040561

State of Tennessee)
County of Davidson)

On this 20th day of April, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Andrew B. Kautz and Kelly Kautz, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 275,000.00.

Affiant

Sworn and subscribed before me on this the 20th day of April, 2016.

Notary Public

My Commission Expires: _____

SHIRA HUGHES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 09-11-2017

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Megan Potts	Wells Fargo Bank, NA	117-7-M-2.00
2091 Stokes Lane	6200 Park Avenue	
Nashville, TN 37215	Des Moines, IA 50321	